

CONTRACT REVIEW SHEET

Person Sending : Billy Wasson	Department Name: Board of Commissioners
Date Sent: December 27, 2000	

The attached: (CIRCLE ONE)
 Contract Amendment 26th Grant Lease

INCOMING FUNDS? YES NO (CIRCLE ONE)
 If incoming funds you must attach a Revenue Management Sheet

Contractors Name:	Pence Kelly Inc.		
Date From:	<u>4/1/97</u>	<u>10/1/00</u>	
Amount of Contract or Amendment: \$75,325			
If an Amendment, New Contract Total = \$20,877,518.00			
Certificates of Insurance Attached:	Liability (circle one) Yes ☐ No ☒	Workers Comp (circle one) Yes ☐ No ☒	If no insurance attached, why not? We have current insurance information for Creative Strategies on file.

Process taken to select contractor:
 Verbal quote: _____ Written quote: _____ RFP: _____ Competitive Bid: _____ Renewal: _____
 (Attach copy for reference)

Description of Contract Services:
 This change order contains 55 change order requests. This change order is primarily a housekeeping measure to close out the contract with Pence Kelly and contains items already directed by the owners representatives to Pence Kelly.

For Risk Management Use	
Date Risk Received: <u>12/27/00</u>	Date Scheduled on BOC Agenda <u>Planning 12/28/00</u>
Authorization for Health Administration to sign on behalf of BOC: yes ☐ no ☒	Additional Comments: _____ _____ _____
Staff Review Signatures: <u>Regan Mitchell</u> <u>12/27/00</u> Risk Management date Legal Counsel date	

Date: _____
 Returned to Department/ _____ for _____ signatures. _____ Copy to Fiscal Services _____ / _____



Courthouse Square

A Marion County/Salem Area Transit
Joint Development Project

December 27, 2000

To: Board of Commissioners

From:  Billy F. Wasson, Project Manager

Re: Change order #26 with Pence Kelly Contractor for \$75,325.00

Recommendation:

Approve Change Order #26 for \$75,325 with Pence Kelly Contractor.

Background:

Attached is Change Order #26 with Pence Kelly, it contains 55 change order requests for clean-up items to this contract. These are primarily house keeping items to close out the contract with Pence Kelly.

All of the items in this request have been completed and directed by the owners representatives over the past several weeks. Several of the items were directed by the City of Salem in the final inspection of the project in order to obtain occupancy permits.

The action on this change order will bring to an end the contract with Pence Kelly except for warranty work and the last remaining item on the City of Salem final occupancy review.

Thank you for your consideration of the item.

CHANGE ORDER

PROJECT: Courthouse Square
(name, address) 555 Court Street NE
Salem, Oregon 97301

CHANGE ORDER NUMBER: 26

INITIATION DATE: December 22, 2000

ARCHITECT'S PROJECT NO.: 9828

TO: Pence/Kelly Construction, Inc.
(contractor) 2747 Pence Loop SE, P.O. Box 4109
Salem, Oregon 97302-8109

CONTRACT FOR: General Construction

CONTRACT DATE: February 17, 1999

You are directed to make the following changes in this Contract:

- | | | |
|--|--------|----------|
| 1. Replace the specified 'Mel-Role' membrane under the ceramic tile with 'Meer-Krete' and extend the warranty from one year to three years, as per COR No. 251. | Add \$ | 0.00 |
| 2. Provide change to formula for wood finishes per Proposal Request No. 107, as per COR No. 263. | Add | 0.00 |
| 3. Provide roof top Unit AC-4 per Proposal Request No. 130, as per COR No. 296. | Add | 7,412.00 |
| 4. Provide repairs to parking garage columns per Tim Terich's letter of March 14, 2000, as per COR No. 308. | Add | 2,449.00 |
| 5. Provide power for insta-hots per Proposal Request No. 123, as per COR No. 310R. | Add | 1,458.00 |
| 6. Provide changes to lights in 1153 per RFI 554, as per COR 311R. | Add | 840.00 |
| 7. Provide fiber optic cable to transit per Proposal Request No. 113, as per COR No. 316R. Terminations/testing are not included. | Add | 5,531.00 |
| 8. Provide parking ramp signage additions per Proposal Request No. 142, as per COR No. 324. | Add | 692.00 |
| 9. Rework on old partition as per COR No. 326R. Installation by Crawford Door is part of Pence/Kelly's contract. | Add | 578.00 |
| 10. Provide skimcoat clear finish sealer to horizontal surfaces of Syndecrete casework, as per COR No. 330. | Add | 919.00 |
| 11. Provide water stop under curbs and sidewalks at ramp, as per COR No. 331. | Add | 504.00 |
| 12. Provide Type 'SD' fixture at Grid 10-A-A per RFI 584. (The fixtures are five to seven weeks out). Remove and reinstall emergency light at Room 3120 per RFI 582, as per COR 332. | Add | 624.00 |
| 14. Provide ladder for Water Service Room per Proposal Request No. 149, as per COR No. 333. | Add | 826.00 |
| 15. Provide CCTV security stations per Proposal Request No. 152, as per COR No. 334. This work will not be completed until after substantial completion. | Add | 1,164.00 |
| 16. Provide overhead clearance bumpers per Proposal Request No. 150, as per COR No. 335. | Add | 1,387.00 |

17	Provide plywood column wrap to columns in Transit Waiting only per RFI 578, as per COR No. 336.	Add	1,069.00
18	Provide additional signage and key box per Proposal Request No. 146, as per COR No. 338.	Add	980.00
19.	Provide pipe insulation in parking garage per Proposal Request No. 148, as per COR 339. This COR is for insulating 10'3" traps and 5'2" traps only.	Add	3,040.00
20.	Provide tranist mall drip irrigation connection per Proposal Request No. 153, per COR No. 340. This line will not be insulated and must be drained in the Winter. Backflow prevention device is not included.	Add	309.00
21.	Provide pager back-boxes as required by the City of Salem Building and Safety Administrator, as per COR No. 341R.	Add	9,628.00
22.	Provide electrical room enclosures per Proposal Request No. 143, as per COR No. 342.	Add	4,378.00
23.	Provide Cherriots logo in Transit Reception.	Add	1,024.00
24.	Provide dampers for basement Air Room EG-1 grilles and louvers per RFI's 577 and 592, as per COR No. 344.	Add	5,526.00
25.	Provide Transit Restroom lavatory plug protection per Proposal Request No. 154, as per COR No. 345.	Add	830.00
26.	Delete Tremco expansion joint and provide stainless steel gutter system at expansion joints on 10 and three line, as per COR No. 346.	Add	0.00
27.	Provide additional thermostats per Proposal Request No. 147, as per COR No. 347.	Add	1,971.00
28.	Provide step-off at penthouse door to roof per RFI 551, as per COR No. 348.	Add	301.00
29.	Provide modification to front lobby skylight per RFI 586, as per COR No. 349.	Add	956.00
30.	Provide opposed blade dampers to the stairwell exhaust grilles per RFI 461, as per COR No. 350.	Add	523.00
31.	Provide head protection at pipes and steel angles in parking garage per Proposal Request No. 157, as per COR No. 351.	Add	4,965.00
32.	Provide water supply, drain and switch for MAU-1 per RFI's 579 and 589, as per COR No. 352.	Add	2,648.00
33.	Provide cherry bull nose trim to Conference Room 5208 per RFI 585, as per COR No. 353.	Add	941.00
34.	Provide wood trim additions per Architects site instructions, as per COR No. 354R.	Add	521.00
35.	Provide sand caulk joint at the exterior of the building where the tile meets brick per RFI 603, as per COR No. 355.	Add	623.00
36.	Provide undercounter lights per RFI 605, as per COR No. 356.	Add	193.00

37.	Provide emergency lights at the Transit Lobby per RFI 598, as per COR No. 357.	Add	327.00
38.	Provide electrical power for exit devices on four vista-wall doors per RFI 602, as per COR No. 358.	Add	2,291.00
39.	Provide power to UPS per Proposal Request No. 156, as per COR No. 359.	Add	847.00
40.	Delete fibermesh at topping slab to ramp per Proposal Request No. 145, as per COR No. 360.	Delete	(114.00)
41.	Provide railing at parking ramp per Proposal Request No. 161, as per COR No. 219	Add	219.00
42.	Provide S.S. flashing at busmall intermediate "T's" per Proposal Request No. 159, as per COR No. 362.	Add	5,696.00
43.	Provide 18" handles on Doors S199C and S299B per RFI 590, as per COR No. 363.	Add	210.00
44.	Provide additional fire department rapid entry box per Fire Marshall, (card keys did not fit into box provided by Owner). Provide "Call 911" and "Narrow Stairway" signs per Fire Marshall. Provide temporary "No Smoking" signs. Provide "Elevator Deck Load" sign per the Elevator Inspector.	Add	829.00
45.	Provide chair-rail in Transit Reception 5120 per RFI 607, as per COR No. 365.	Add	210.00
46.	Provide Treasurer Reception Counter per Proposal Request No. 160, as per COR No. 366. There is no cost for this proposal request, the cost will be traded with the credit from Pence/Kelly for not providing Medex and Medite II cores in casework in the 5th floor solid waste per Addendum No. 9. The value of both issues is approximately \$3,000.	Add	0.00
47.	Provide ordinance signage per Proposal Request No. 162, as per COR No. 368.	Add	3,162.00
48.	Delete finishes in Transit Retail Spaces 1121, 1123 and 1125 per Proposal Request No. 151, as per COR No. 369.	Delete	(1,950.00)
49.	Replace stud framed columns at 5th floor Transit Reception with shop-built casework columns, as per COR No. 370.	Add	3,291.00
50.	Provide transit locator signage per Proposal Request No. 163, as per COR No. 372.	Add	470.00
51.	Provide change from standard P-Lam to Formica Ligna on columns at Reception 5120, as per COR No. 373.	Add	1,080.00
52.	Provide street sign modifications per Proposal Request No. 165, as per COR No. 376.	Add	1,862.00
53.	Provide five belt guards at basement exhaust fans per RFI 588, as per COR No. 377.	Add	5,549.00
54.	Provide step-down transformers in flush junction boxes located in the sidewalks around 10 streetscape pole locations. Pull additional circuit wiring to each pole, install weather proof GFCI outlets on the surface of these poles, as per COR No. 378.	Add	7,671.00

55.

Provide additional line painting per Proposal Request No. 158, as per COR No. 379.

Add 372.00

Total for Change Order No. 26

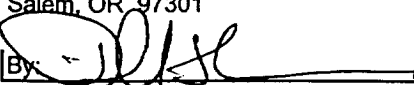
\$ 75,325.00

Not valid until signed by both the Owner and Architect. Signature of the Contractor indicates agreement herewith, including any adjustment in the Contract Sum or Contract Time.

The original Contract Sum was	\$ 18,459,484.00
Net change by previously authorized Change Orders	\$ 2,342,709.00
The Contract Sum prior to this Change Order was	\$ 20,802,193.00
The Contract Sum will be (increased) (decreased) by this Change	\$ 75,325.00
The new Contract Sum including this Change Order will be	\$ 20,877,518.00
The Contract Time will be (increased) (decreased) (unchanged) by	0 calendar days
The Date of Substantial Completion as of the date of this Change Order therefore is	November 27, 2000

Owner:
Marion County
100 High St. NE
Salem, OR 97301

Owner:
Salem Area Mass Transit District
3140 Del Webb Ave. NE
Salem, OR 97303-4165

By: 

By: _____

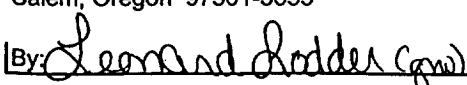
Date: 12/27/00

Date: _____

Architect:
Arbuckle Costic Architects, Inc.
363 State Street
Salem, Oregon 97301-3655

Contractor:
Pence/Kelly Construction, Inc.
P.O. Box 4109
Salem, Oregon 97302-8109

Project Manager:
Melvin Mark Development Co.
111 SW Columbia, Suite 1380
Portland, Oregon 97201

By: 

By: _____

By: _____

Date: 12/27/2000

Date: _____

Date: _____

File: 9828-11